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REVISED

SURVEY AND PLANNING APPLICATION

CENTRAL BUSINESS DISTRICT
URBAN RENEWAL PROJECT

BOSTON, MASSACHUSETTS

MASS. R 8.2

JUN 14 1965

4.

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MASS. B 8.2

JUN 14 1965

CENTRAL BUSINESS DISTRICT
URBAN RENEWAL PROJECT

REVISED
SURVEY AND PLANNING APPLICATION

JUNE, 1965

Boston Redevelopment Authority
Boston, Massachusetts

The original application is kept on BRA/F.1.034
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Form Approved
Budget Bureau No. 63-R882.3

H-6100
(8-61)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SURVEY AND PLANNING APPLICATION
(Urban Renewal Program)

TO BE COMPLETED BY HHFA

PROJECT, PLAN, OR SURVEY NUMBER
MASS. R 8.2

LOCALITY
Boston, Mass

DATE RECEIVED
JUN 14 1965

STRUCTIONS: Submit original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

PURPOSE OF APPLICATION

[x] Survey and planning of an Urban Renewal Project
[ ] Under "Disaster Area" provisions of Section 111 of the Housing Act of 1949, as amended
[ ] Preparation of General Neighborhood Renewal Plan
[ ] Feasibility Survey of an urban area

CATEGORY OF PROJECT ELIGIBILITY

(For survey and planning of a project, check appropriate eligibility category of project to be planned; for preparation of a General Neighborhood Renewal Plan, check eligibility category indicated at this time for "first project" in proposed GNRP area. See Urban Renewal Manual, Chapter 3-2. Leave blank for Feasibility Survey Application or for "Disaster Area" project.)

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
] I	Predominantly residential	Built up	Any
] II	Predominantly residential	Predominantly open land	Any
] III	Not predominantly residential	Built up	Predominantly residential
] IV	Not predominantly residential	Predominantly open land	Predominantly residential
] V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
] VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
] VII College, University, or Hospital	Any	Built up	Any
] VIII College, University, or Hospital	Any	Predominantly open land	Any
] IX	-	Open land	Predominantly residential
] X	-	Open land	Not predominantly residential
] XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
] XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential

TYPE OF SUBMISSION

] Original Application
] Revision of approved Application — Project, Plan, or Survey No. Mass. R-82 — for purpose of
[x] Change in area [ ] Other *(Describe)*
[ ] Increase in total estimated cost

IDENTIFICATION OF APPLICANT

GAL CORPORATE NAME
Boston Redevelopment Authority

LING ADDRESS
City Hall Annex, Boston, Massachusetts

(Over)

ESTIMATED COST AND SOURCES OF FUNDS The estimated cost of the surveys and/or plans and the anticipated sources of funds to pay this cost are:	*USE FOR REVISED APPLICATION*		REQUESTED FOR APPROVAL
	LATEST APPROVED ESTIMATE	ADJUSTMENT (+ OR −)	
1. Federal advance applied for	$ —	( )$ —	$ —
2. *(Plus)* Funds to be obtained from other sources	—	( )$ —	—
3. *(Equals)* Total estimated cost	$ —	( )$ —	$ —

ESTIMATE OF FEDERAL GRANT REQUIREMENT *(Leave blank for Feasibility Survey Application)*

[x] The Federal grant requirement for the Project has previously been estimated and no change in the estimate is contemplated at this time.

[ ] The Applicant estimates the Federal grant requirement (project capital grant plus relocation grant) for the Project to be

$ _____ .

Basis of Project Capital Grant: *(Check one)*

[ ] 2/3 of Net Project Cost

[ ] 3/4 of Net Project Cost—municipality with population of 50,000 or less

[ ] 3/4 of Net Project Cost—in Redevelopment Area, municipality with population of from 50,001 to 150,000, inclusive

DESCRIPTION OF AREA

The area is locally known or proposed to be known as the Central Business District

[x] Urban Renewal Area [ ] Feasibility Survey Area, situated in the City of Boston, County of Suffolk, and State of Massachusetts, and bounded generally as follows: Boston Common and Public Garden on the west, Government Center on the north, Congress Street on the northeast, Fort Point Channel on the east, and Stuart and Kneeland Streets on the south.

RELATIONSHIP OF PROPOSED PROJECT TO PREVIOUS TITLE I ACTIVITIES *(Leave blank for GNRP or Feasibility Survey Application)*

1. Is the Project located in an area covered by a General Neighborhood Renewal Plan? [x] Yes [ ] No

If Yes: a. Enter Plan number: No. _____

b. If this Application is for planning of "first project" in the GNRP area, enter amount of Federal grant reservation outstanding: $ _____

c. List numbers of any other Title I projects in the GNRP area that have previously been approved by HHFA: No. Mass. R-46

No. _____

2. Was a Feasibility Survey, financed with Federal advance funds, undertaken in any part of the proposed Project area? [ ] Yes Enter Survey number: No. _____

[x] No

SUPPORTING DOCUMENTATION

The documentation submitted herewith in support of this Application shall be considered part of this Application.

EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this Application to be executed on June 3, 1965.

Boston Redevelopment Authority
Corporate Name of Applicant

By _____
Signature

Development Administrator
Title

Form approved
Budget Bureau No. 63-R883.3

H-6101
(9-62)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

URBAN RENEWAL AREA DATA

(In Support of Form H-6100, Survey and Planning Application)

(TO BE FILLED IN BY HHFA)

PROJECT OR RUN NUMBER MASS. R 8.2

LOCALITY Boston, Mass

DATE RECEIVED MASS. R 8.2 JUN 14 1965

TRUCTIONS: Place original and 1 copy in Binder No. 1, and one copy each in other Binders.

ccompanies Form H-6100 executed on _____ (Date) with regard to an application for *(Check one)*

[X] SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT [ ] PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

REA NAME OR DESIGNATION *(From Form H-6100)*

Central Business District Urban Renewal Area

ENERAL LOCATION OF AREA

The Central Business District Project contains the major portion of the Central Business District of Boston.

RESSIONAL DISTRICT(S) HICH AREA IS SITUATED

10 & 11

TY IN WHICH AREA IS ATED

Suffolk

PROXIMITY OF AREA TO BUSINESS DISTRICT *(Check one)*

[X] IN OR ADJACENT TO CENTRAL BUSINESS DISTRICT
[ ] IN OR ADJACENT TO OUTLYING BUSINESS DISTRICT
[ ] NOT IN OR ADJACENT TO BUSINESS DISTRICT

D. CHARACTER OF AREA *(Check one below)*

[X] BUILT UP
[ ] PREDOMINANTLY OPEN
[ ] OPEN

(Check one below unless "Area" is "Open")

[ ] PREDOMINANTLY RESIDENTIAL
[X] NOT PREDOMINANTLY RESIDENTIAL

RESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

ITEM	ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND			ESTIMATED NUMBER AND CONDITION OF BUILDINGS		
	TOTAL	IMPROVED LAND	UNIMPROVED	NUMBER OF BUILDINGS	WITH DEFICIENCIES	
					NUMBER	PERCENT
TOTAL	245.5	216.5	29.0	662	428	65%
treets, alleys, public rights-of-way	111.8	83.4	28.4			
esidential *(including related public r semipublic purposes)*	1.6	1.6	0	43	38	88%
onresidential *(including related ublic or semipublic purposes)*	132.1	131.5	.6	619	390	63%

ces of estimates:

CBD Building Space Use Survey
CBD Building Condition Survey

ONTEMPLATED NEW LAND USE *(Check one)*

[ ] PREDOMINANTLY RESIDENTIAL USES
[X] NOT PREDOMINANTLY RESIDENTIAL USES

G. CONTEMPLATED TREATMENT OF AREA	NO. OF ACRES
TOTAL	245.5
1. Clearance and redevelopment	37
2. Rehabilitation and conservation	208.5

H-6101
(9-62)

ESTIMATED NUMBER AND CONDITION OF DWELLING UNITS		
TOTAL	WITH DEFICIENCIES	STANDARD
NO CHANGE		

urce of data:

[ ] _____ HOUSING CENSUS [ ] OTHER SOURCES *(Specify)*
Year

I. ESTIMATED NUMBER OF SITE OCCUPANTS			
	TOTAL	WHITE	NONWHITE
1. Families	NO	CHA	NGE
a. To be displaced			
2. Individuals			
3. Business concerns			

Source of estimates:

ENVIRONMENTAL DEFICIENCIES

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS *(Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)*
Overcrowding or improper location of structures on the land	No Change
Excessive dwelling unit density	
Conversions to incompatible types of uses, such as roominghouses among family dwellings	
Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	
Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	
Unsafe, congested, poorly designed, or otherwise deficient streets	
Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	
Other equally significant environmental deficiencies	

FHLBB-Washington, D. C.

SURVEY AND PLANNING APPLICATION
REVISED
PROJECT NO. MASS. R-82

BINDER NO.

Central Business District Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

REPORT ON URBAN RENEWAL AREA

CODE NO. R-103

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1. Selection of the Urban Renewal Area and Delineation of its Boundaries

The 86-acre South Station area addition to the Central Business District Project is bounded by Summer Street on the north; the easterly sideline of Fort Point Channel on the east; the Broadway Bridge on the south; and the Massachusetts Turnpike Authority terminal interchange, Kneeland Street, the Central Artery, Essex Street, and Atlantic Avenue on the west.

The largest single area is the 23-acre South Station Terminal property, including the station structure on the north end of the property facing Summer Street and Atlantic Avenue; narrow low buildings south of the station structure on Atlantic Avenue, housing the Railway Express Company; and a large open area of station platforms and trackage.

The United States Postal Annex adjoins the South Station Terminal property on the east and lies between the rail yards and Dorchester Avenue.

The ten-block area west of Atlantic Avenue, bounded by Kneeland Street and the Central Artery, is primarily occupied by older five and six-story industrial and commercial brick buildings. This sector, once the thriving leather district, is now a diversified industrial and warehouse area.

The eastern project boundary was originally drawn along Atlantic Avenue, from Congress Street to Essex Street, abutting the northwest corner of South Station. There was full recognition of the important impact that future changes in the South Station area would have on the adjacent portion of the Central Business District, but at that time the exact status of the South Station property and the Boston Terminal Corporation was uncertain, so that it was not included in

the project area. However, during the initial survey and planning period, not only has it become evident that an extension of the project boundaries to include this area would insure the best proposed re-use of this district and establish the most effective coordinated development plan for the betterment of the entire Downtown, but also during this period the status of the South Station property has been clarified so that the property is now available for purchase.

2. How the Renewal Area Meets Eligibility Requirements

The Central Business District Urban Renewal Area meets Federal, State, and local legal eligibility requirements as amended to date.

a. The area contains deficiencies to the degree and extent that public action is necessary to eliminate and prevent the development or spread of deterioration and blight.

A recent survey of building conditions in the project area showed that 65 percent of the 662 buildings contain deficiencies. This percentage of buildings with deficiencies exceeds Federal minimum requirements by 45 percent.

b. Distribution of Deficiencies

As indicated on the attached Building Conditions Map, building and environmental deficiencies are distributed throughout the entire project area.

Designated treatment areas, necessary to bring the project area to a reasonably sound physical state, meet the distribution of deficiencies test and establish a rational boundary delineation.

c. Character of the Area: Predominantly Built-Up and Non-residential

The proposed project area, exclusive of land used for streets, alleys, or public rights-of-way, consists of 133.7 acres of land, of which only 1.6 acres are occupied by residential structures and only 26.2 are unimproved. Thus the project is predominantly built-up and non-residential.

3. Proposed Treatment in the Urban Renewal Area

The greater part of the area to be added to the Central Business District Project at this time is proposed for conservation. The only area proposed for clearance and redevelopment is the South Station Terminal property. This property is clearly obsolete and unadaptable to modern uses.

4. Locality Map -- no change

5. Land Use Map -- refer to Application for Early Land Acquisition.

6. Building Conditions Map -- refer to Application for Early Land Acquisition.

Sections 7 through 11 -- no change

SURVEY AND PLANNING APPLICATION
REVISED
PROJECT NO. MASS. R-82

BINDER NO.

Central Business District Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA Form H-6103A CODE NO. R-141

Mr. Charles J. Horan
Director of Urban Renewal
Region I
Housing and Home Finance Agency
346 Broadway
New York 13, New York

Re: Project No. Mass. R-82

Dear Sir:

On October 15, 1962, I submitted to you on Form H-6103A, Part I, certain legal information concerning the Central Business District Urban Renewal Project No. Mass. R-82. All the information submitted is applicable to this application.

Very truly yours,

[signature]

General Counsel

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law or the Local Public Agency named in the Application to which this opinion appertains; that I have een authorized to submit the foregoing Legal Information in behalf of said Local Public Agency; and hat such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated June 3, 1965, and approved by the Local ublic Agency on June 3, 1965, including particularly the data and information relating o (a) the size and character of the proposed urban renewal area, (b) the proposed project for which urveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency n surveying and planning the proposed project, and (d) the proposed method of financing the project.

I am of the opinion that the Local Public Agency has been legally created and is a duly organzed and acting public body having the legal power to undertake, finance, and carry out the surveyng and planning work described in such Application for which it seeks an Advance of funds (or other ederal aid) under Title I of the Housing Act of 1949, as amended.

I am of the further opinion, on the basis of the data and information submitted in support of he Application:

(a) that the proposed urban renewal area is a slum, blighted, deteriorated, or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Section 26 J of Chapter 121, General of Massachusetts, as amended, for undertaking the proposed urban renewal project; and

(b) that such portion of the urban renewal area which is proposed for slum clearance and redevelopment is

[x] clearly predominantly residential in character.

[ ] not clearly predominantly residential in character.

[ ] not predominantly residential in character but containing a substantial number of slum or blighted dwellings.

Dated this 9th day of June, 1965.

John C. Conley
(Type or Print Name)

(Signature)

73 Tremont Street, Boston, Mass.
(Address)

SURVEY AND PLANNING APPLICATION
REVISED
PROJECT NO. MASS. R-82

BINDER NO.

Central Business District Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA Form H-6103A CODE NO. R-142

Mr. Charles J. Horan
Director of Urban Renewal
Region I
Housing and Home Finance Agency
346 Broadway
New York 13, New York

Re: Project No. Mass. R-82

Dear Sir:

On October 15, 1962, I submitted to you on Form H-6103B, Part I, certain legal information concerning the Central Business District Urban Renewal Project No. Mass. R-82. All the information submitted is applicable to this application.

Very truly yours,

General Counsel

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law for the Local Public Agency named in the Application to which this opinion appertains; that I have been authorized to submit the foregoing Legal Information in behalf of said Local Public Agency; and that such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated June 3, 1965, and approved by the Local Public Agency on June 3, 1965, including particularly the data and information relating to (a) the size and character of the proposed urban renewal area, (b) the proposed project for which surveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency in surveying and planning the proposed project, and (d) the proposed method of financing the project.

I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, finance, and carry out the surveying and planning work described in such Application for which it seeks an Advance of funds (or other Federal aid) under Title I of the Housing Act of 1949 as amended.

I am of the further opinion, on the basis of the data and information submitted in support of the Application, that the proposed urban renewal area is a slum, blighted, deteriorated, or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Section 26 J of Chapter 121, General Laws of Mass. as amended, for undertaking the proposed urban renewal project.

Dated this 9th day of June, 1965.

John C. Conley
(Type or Print Name)

John C. Conley
(Signature)

73 Tremont Street, Boston, Mass.
(Address)

FP. ERO—4 26 63 8M-9722

SURVEY AND PLANNING APPLICATION
REVISED
PROJECT NO. MASS. R-82

BINDER NO.

Central Business District Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA: Documentation CODE NO. R-143

See R-141 and R-142.

SURVEY AND PLANNING APPLICATION
REVISED
PROJECT NO. MASS. R-82

BINDER NO.

Central Business District Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA: Resolution of the Authority

CODE NO. R-144

WHEREAS, on August 15, 1962, the Boston Redevelopment Authority approved the filing of a Survey and Planning Application for the Central Business District Urban Renewal Area; and

WHEREAS, it is necessary to add to the Urban Renewal Area, as described in the amendatory Survey and Planning Application, the South Station and leather district areas on account of their effect on such Urban Renewal Area; and

WHEREAS, the revised Urban Renewal Area is described in the attached Exhibit "A";

NOW, THEREFORE, it is hereby

RESOLVED: That the filing of an Amendatory Survey and Planning Application by the Boston Redevelopment Authority with the Housing and Home Finance Agency, reflecting Project boundary revisions in the Central Business District Urban Renewal Area is hereby approved.

APPLICATION FOR SURVEY AND PLANNING — BINDER NO.
REVISED
PROJECT NO. MASS. R-82

Central Business District Project — SUBMISSION DATE:
Boston Redevelopment Authority
Boston, Massachusetts

LEGAL DATA: Certificate of Recording Officer — CODE NO. R-144(a)

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Boston Redevelopment Authority (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes and document book of the proceedings of the Members of the Boston Redevelopment Authority (hereinafter called the "Governing Body") and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on June 3, 1965

3. Said resolution has been duly recorded in the minutes and document book of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and bylaws of the Local Public Agency. To the extent required by law or said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said bylaws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

5. If the seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this ninth day of June, 1965.

Signature of Attesting Officer

Title of Attesting Officer

Title

SURVEY AND PLANNING APPLICATION
REVISED
PROJECT NO. MASS. R-82

BINDER NO.

Central Business District Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

EXHIBIT A: Boundary of Project Area

Beginning at the intersection of the easterly sideline of Summer Street and the center line of Atlantic Avenue;

Thence running northeasterly along the center line of Atlantic Avenue to a point of intersection with the center line of Congress Street;

Thence turning and running in a northwesterly direction along the center line of Congress Street to a point of intersection with the extended southerly sideline of State Street;

Thence turning and running in a westerly direction along the southerly sideline of State Street to the southeast corner of the Old State House;

Thence turning and running in a northerly direction along the easterly property line of said Old State House to the northeast corner of said property;

Thence turning and running in a westerly direction along the northerly property line of said Old State House to a point of intersection of said property line extended with the southerly sideline of Court Street;

Thence running in a westerly direction along the southerly sideline of Court Street to a point of intersection of said sideline with the extended easterly property line of City Hall Annex;

Thence turning and running in a southwesterly direction along said property line to a point of intersection of said property line extended with the northerly property line of City Hall;

Thence turning and running in a westerly direction along said property line to the westerly property line of City Hall;

Thence turning and running along said property line to a point of intersection of said property line with the northerly sideline of School Street;

Thence turning in a westerly direction along said sideline to a point of intersection of said sideline with the westerly sideline of Tremont Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the extended southwesterly property line of 150 Tremont Street;

Thence turning and running in a southeasterly direction along said property line and the southwesterly property line of 7 Mason Street to a point of intersection of said property lines with the westerly sideline of Mason Street;

Thence turning and running in a southwesterly direction along said sideline to a point of intersection of said sideline with the extended southerly property line of 162 Tremont Street;

Thence turning and running in a northwesterly direction along said property line to a point of intersection of said property line extended with the westerly sideline of Tremont Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the northerly sideline of Boylston Street;

Thence turning and running in a generally westerly direction along said sideline to a point of intersection of said sideline with the westerly sideline of Arlington Street;

Thence turning and running in a generally southerly direction along said sideline to a point of intersection of said sideline with the center line of Stuart Street;

Thence turning and running in a generally easterly direction along the center line of Stuart and Kneeland Streets to a point of intersection of said center line with the extended westerly property line of the Boston Terminal Company;

Thence turning and running in a generally southerly and then westerly direction along said property line and the extended southerly property line of the Boston Terminal Company to a point of intersection of said property lines with the easterly sideline of the Service Road of the General Casimir Pulaski Skyway;

Thence turning and running in a southerly direction along said sideline to a point of intersection of said sideline with the northerly sideline of the Broadway Bridge;

Thence turning and running in a generally southeasterly direction along said sideline to a point of intersection of said sideline with the approximate bulkhead line on the southerly side of the Fort Point Channel;

Thence turning and running in a generally easterly or northeasterly direction along said bulkhead line to a point of intersection of said bulkhead line with the easterly sideline of Summer Street;

Thence turning and running in a northwesterly direction along said sideline to a point of intersection of said sideline with the center line of Atlantic Avenue, which is the point and place of beginning.

Binder # 4

REFERENCE

Survey & Planning

CENTRAL BUSINESS DISTRICT

DATE	ISSUED TO